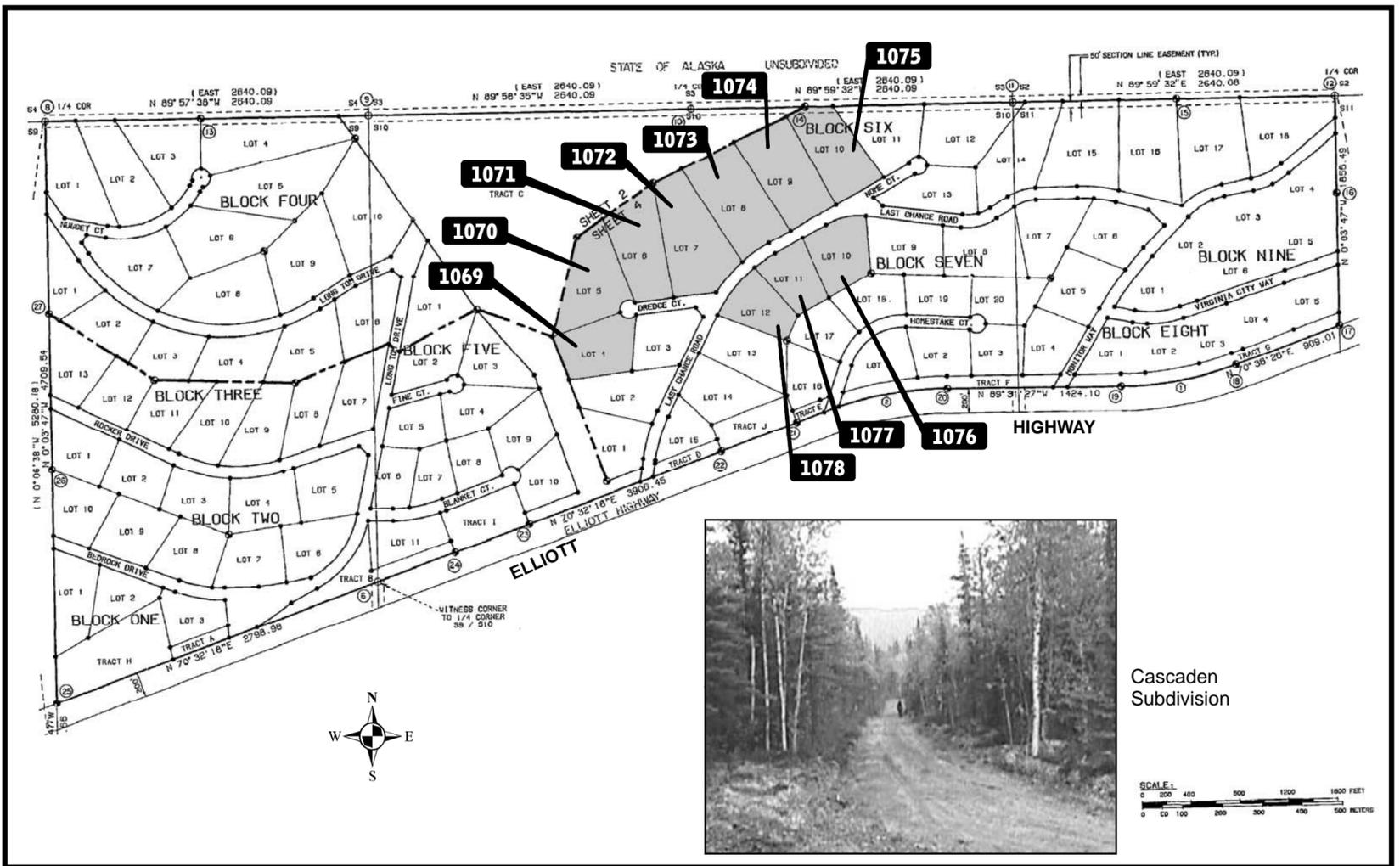


Spring 2005 Alaska State Land Offering -- Auction #435

Map 20 - Cascaden Subdivision, ASLS 86-98

Northern Region

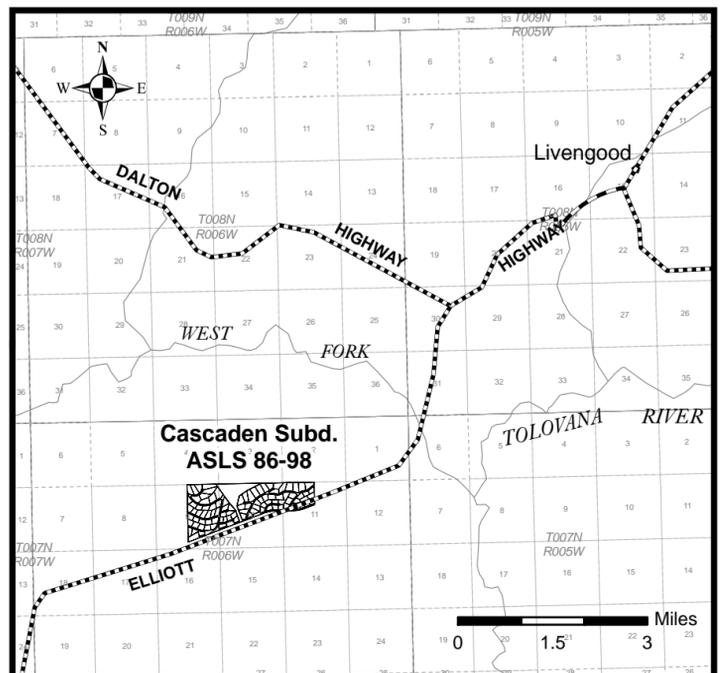
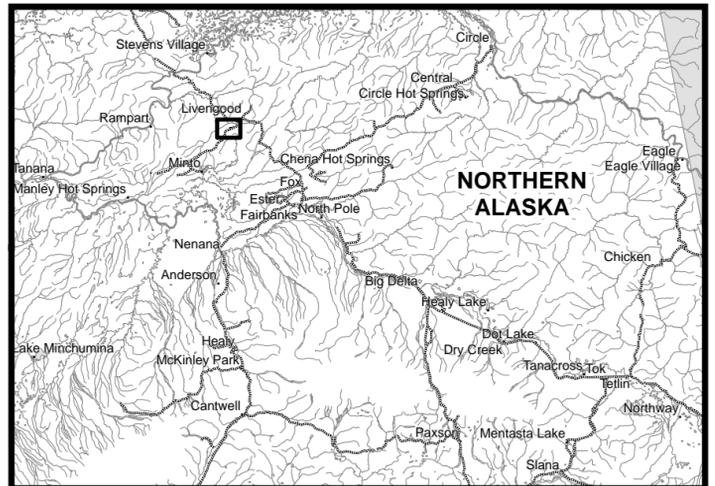


Cascaden Subdivision



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1069	417363	F007N006W010	86-98	4	6	6.037	\$9,600
1070	417364	F007N006W010	86-98	5	6	7.803	\$11,300
1071	417365	F007N006W010	86-98	6	6	7.527	\$10,900
1072	417366	F007N006W010	86-98	7	6	10.044	\$13,100
1073	417367	F007N006W010	86-98	8	6	9.400	\$12,950
1074	417368	F007N006W010	86-98	9	6	8.729	\$12,650
1075	417369	F007N006W010	86-98	10	6	7.384	\$10,700
1076	417370	F007N006W010	86-98	10	7	5.631	\$9,300
1077	417371	F007N006W010	86-98	11	7	4.540	\$7,900
1078	417372	F007N006W010	86-98	12	7	4.675	\$8,150

Location	Cascaden Subdivision is located approximately 85 miles northwest of Fairbanks and 8 miles south of Livengood, between mile 77 and mile 82 of the Elliott Highway.
Topo Map	USGS Quad Livengood B-4
Access	Access to the subdivision is via the Elliott Highway and then via Last Chance Road, which intersects the Elliott Highway at approximately Milepost 78.2. Last Chance Road has been partially constructed through Block 6; be careful to avoid trespassing on driveways leading from Last Chance Road to privately owned lots. Where not yet constructed, the centerlines of Last Chance Road and Dredge Court have been cleared of vegetation to better locate the rights-of-way.
Terrain	The subdivision lies primarily on a south facing slope with elevation ranging from 900 to 1,500 feet above sea level.
Soils	Soils are generally well drained. Discontinuous permafrost may be present in some areas.
Vegetation	Primarily open hardwood stands, with some small pockets of black and white spruce.
Water Frontage	None
View	View of the surrounding woods as well as lakes within the valley to the south.
Climate	Average winter temperatures range from -22 to 2 degrees F; average summer temperatures range from 50 to 72 degrees F. Average annual precipitation is 11 inches, including 68 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).
Utilities	Telephone service is available to portions of the subdivision. Service to individual lots will need to be established.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 86-98. Driveways must be established from dedicated rights-of-way within the subdivision.
Municipal Authority	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
Other	The subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.



Vicinity Map
Township 7 North, Range 6 West, Section 10
Fairbanks Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.